WARRANTY DEED

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$46,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE TWENTY EIGHTH OF MAY, 1999.

Notary Public

MY COMMISSION EXPIRES: June 4, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Henry R. Allison, III, 116 Wilson Pike, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade L. Phelps	Wade L. Phelps	081-11-0-194.00
(NAME)	(NAME)	
1620 & 1622 D. B. Todd Jr. Boulevard	1620-1622 D. B. Todd Jr. Blvd.	081-11-0-599.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11508 PG. 7

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda J. Turner-Dash and husband Michael I. N. Dash

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wade L. Phelps

4313 06/02 0101 03CHECK 181.20

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the southerly part of Lot No. 404 on the Map of D. T. McGavock's Subdivision, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being further described according to a survey by T. R. Sanford, Surveyor, December 14, 1961, as follows:

BEGINNING at a point in the easterly margin of 18th Avenue North, the common corner of Lot Nos. 404 and 405; thence easterly with the line between said two lots, 260 feet to a point in the westerly margin of an alley; thence northerly with the margin of the same, 100 feet to a point; thence westerly 248.5 feet more or less to a point in the easterly margin of said 18th Avenue North; thence southerly with the margin of said Avenue, 104 feet to the point of beginning.

This property consists of two tax map parcels: 81-11-194.00 and 81-11-599.00.

Being the same property conveyed to Linda J. Turner by deed from Sandie J. White, a widow, dated June 24, 1981 and filed for record in Book 5762, page 322, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1620-1622 D. B. Todd Jr. Blvd., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

05947.72
IDENTIFICATION REFERENCE

99 JUN -2 PM 5:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Witness my/our hand(s) this 28th day of May, 1999.

Michael I. N. Dash

Michael I. N. Dash
Attorney In Fact for Linda J. Turner-Dash

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, a Notary Public in and for said County and State, personally appeared Michael I. N. Dash, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May, 1999.

Commission expires: June 4, 2002

Joseph K. Gregory Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11508 PG. 9

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0594772

IDENTIFYING REFERENCE

99 JUN -2 PM 5:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	46000.00
CON TX	170.20
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	181.20
CHECK	181.20

06/02/99 01 17:17 0001 4313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468834